



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, NOVEMBER 6, 2003**

**THE VILLAS MEETING ROOM**  
**(Located adjacent to City Hall, at rear of building)**  
**CIVIC CENTER**  
**17555 PEAK AVENUE**  
**MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, ROD MARTIN  
VICE-CHAIR, JAMES FRUIT  
YARMILA KENNETT  
JERRY PYLE  
VACANCY

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** October 16, 2003

**CONSENT CALENDAR:**

**1. SUBCOMMITTEE ACTIONS:**

- A. Modifications to building elevations and landscaping for Del Monte Estates Subdivision
- B. Solar panels on Ridgeline/Murphy Springs-Bergin
- C. Exterior improvements to the Cinelux Movie Theater at Tennant Station

**Recommendation:** Informational Only.

- 2. EXTENSION OF TIME, EOT-03-16: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS/LOT 6:** A request to extend for a two-year site and architectural approval for a 9,673 sq. ft. light industrial building to be located on a .96 acre parcel which is located on the west side of Digital Dr. in between 315 and 335 Digital Dr. (APN 726-25-041)

**Recommendation:** Adopt Resolution No. 03-034, approving request.

- 3. EXTENSION OF TIME, EOT-03-17: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS PHASE II/DIGITAL ISLAND:** A request to extend for a two-year site and architectural approval for three light industrial building (18,782 sq. ft., 24,748 sq. ft. & 29,092 sq. ft.) to be constructed on a 4.83 acre area located on the east side of Butterfield Blvd. between the north and south intersections of Digital Dr. and Butterfield Blvd. (APN 726-25-048 thru 058)

**Recommendation:** Adopt Resolution No. 03-029, approving request.

- 4. EXTENSION OF TIME, EOT-03-18: MONTEREY-SINALOA:** A request for a three-year extension of site, architectural and landscape plan approval to allow the reconstruction and expansion of a 5,820-sf. restaurant located at the northeast corner of Monterey Rd. and Peebles Ave.

**Recommendation:** Adopt Resolution No. 03-030, approving request.

**OLD BUSINESS:**

5. **SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL:** : A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district. (APN 817-11-043)

**Recommendation:** Reconvene Public Hearing/Continue the application to November 6, 2003.

6. **SITE REVIEW, SR-03-19: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd. (APN 817-02-028)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-022, approving request.

**NEW BUSINESS:**

7. **SITE REVIEW , SR-03-19: DEWITT-MARRAD GROUP:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-015)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-032, approving request.

8. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-014)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-033, approving request.

**OTHER BUSINESS:**

9. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATRES PRELIMINARY REVIEW/PHASE III:** A request for a preliminary review and comment of the new entrance and sign for the Cinelux Theater at Tennant Station. The site is located at southwest corner of Tennant Ave. and Vineyard Blvd. in a Planned Unit Development (PUD) zoning district. (APN 817-06-039)

**Recommendation:** Preliminary review and comment.

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.*

***NOTICE***

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*